

# 7077 E Marilyn Rd, Building 1

Scottsdale, AZ 85254

**\$22.50 MODIFIED GROSS RENTAL RATE**

7077 E MARILYN RD, BLDG 1



**FOR LEASE**

**±7,743 RSF Freestanding Condo Building with  
Free Covered Parking**

**Michelle Gardner**

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**km** Kidder  
Mathews

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## Features

**AVAILABLE** ±7,743 Gross RSF  
First floor: 5,055 SF  
Second floor: 2,688 SF  
Mechanical equipment area: 133 SF

**BUILT** 2003

**LEASE RATE** \$22.50 MG (net elec + janitorial)

**FURNITURE** Workstations and desks are available for tenant's use

**AMENITIES** Walking distance to Kierland Commons, Scottsdale Quarter, and hotels

**PARKING** 28 reserved parking spaces (including 13 covered)

**ZONING** CP/GCP; City of Phoenix

**APN** 215-58-037



## Availabilities

**FIRST FLOOR**

**SECOND FLOOR**

±5,055 SF

±2,688 SF

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**km Kidder Mathews**

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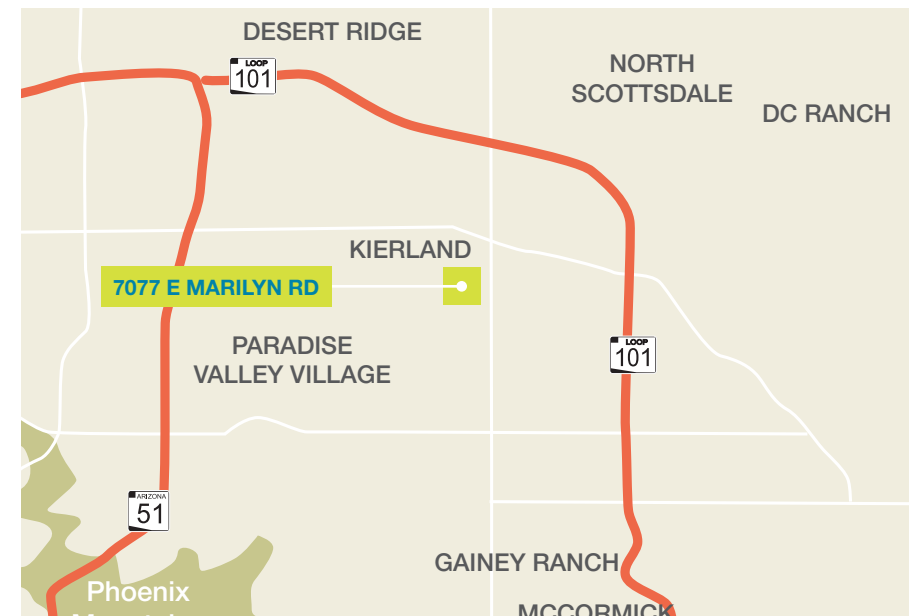
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## DEMOGRAPHICS

2017	1 MILE	3 MILE	5 MILE
Population	7,418	69,630	200,108
Households	3,379	29,666	86,166
Median HH Income	\$89,864	\$89,670	\$82,702
Daytime Employment	24,392	98,980	190,694



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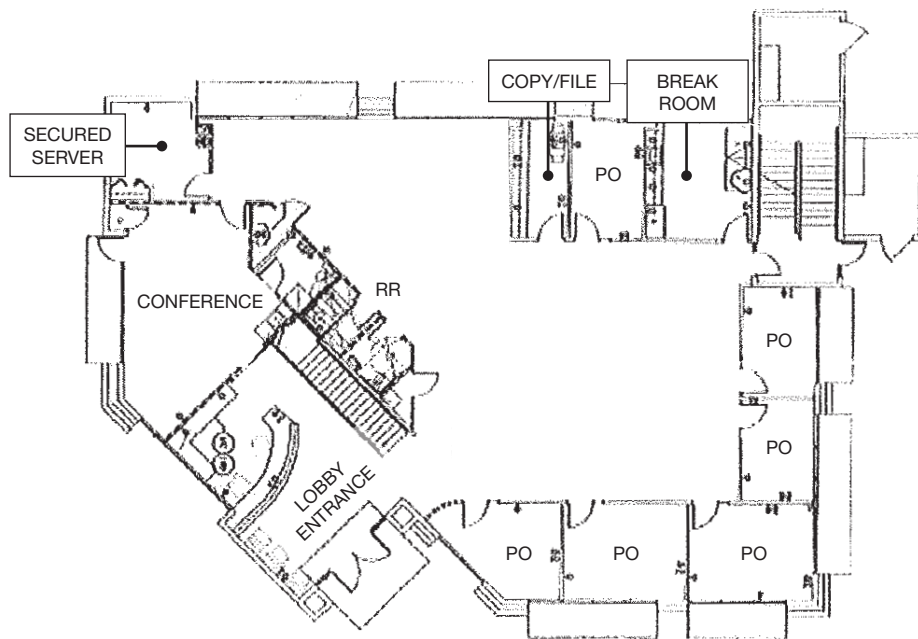


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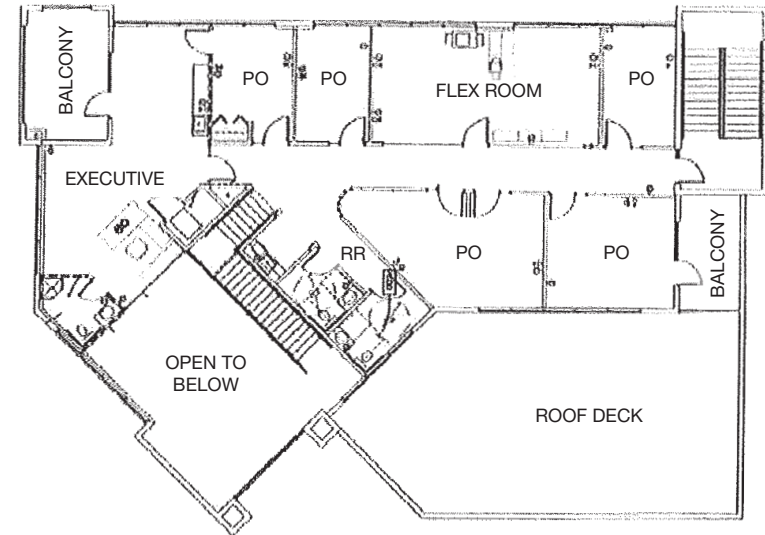
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## Floor Plan

FIRST BUILDING – FIRST FLOOR



FIRST BUILDING – SECOND FLOOR



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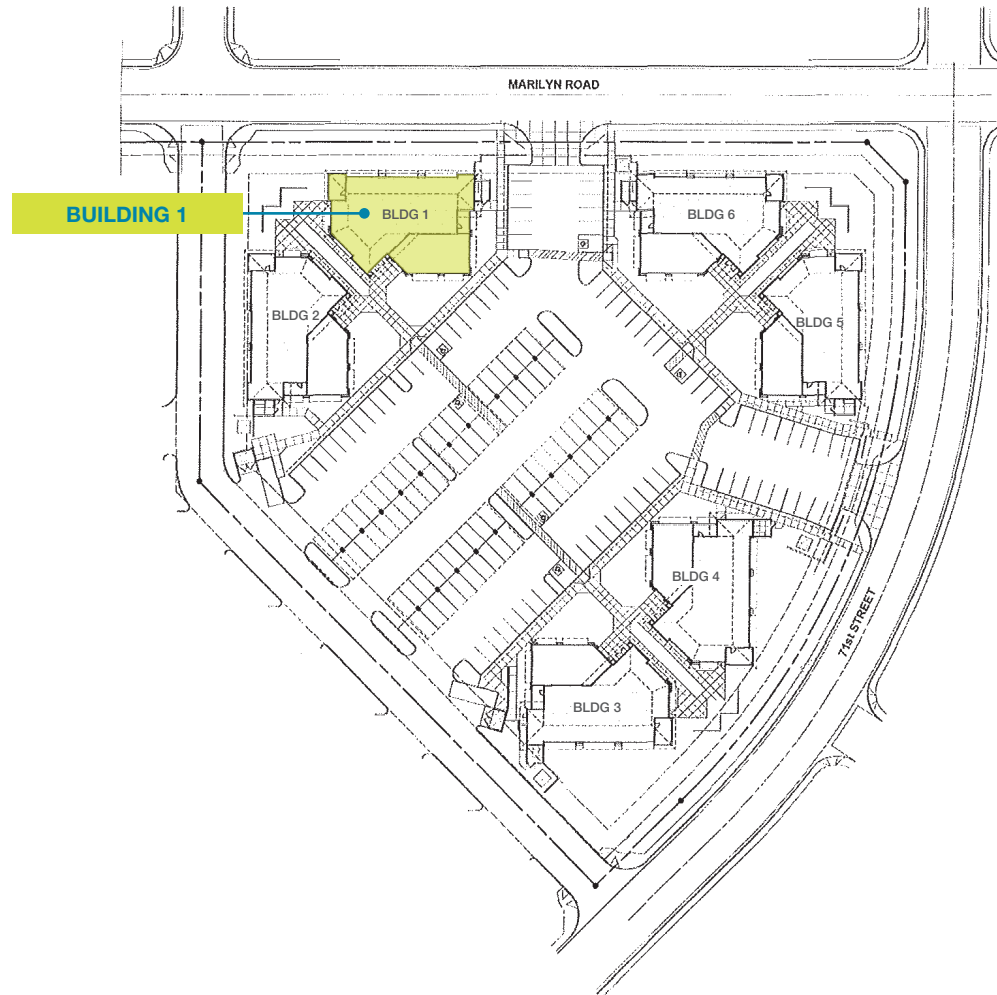
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## Site Plan



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